

Crooked Pond Pool Association Board Meeting Minutes

Meeting Date/Time: Sunday, 4/10/22 @ 4:00 pm **Location:** The Plantation House

Attendees:

Cindy Taylor, Treasurer	Jim Slavetskis, Secretary
Jay Owen, Vice President	Ron Zmuda, President
Doug Coffelt, Board Member	Suzanne McClure, Board Member
Sheri Linscott, Board Member	

Call to Order: The meeting was called to order by Ron at 4:03pm.

March 6th Meeting Minutes: Jay made a motion to accept the minutes. Cindy 2nd the motion and all approved.

March 2022 Financials:

- **Budget:**
 - Cindy produced one financial report. It showed March's budget vs. actual along with total Calendar Year. Cindy reported that **March 2022 income** was over projected budget by \$2,139.11. March's expenses were under the projected budget by \$758.85. **Year-to-date 2022 income** was over projected budget by \$2,704.80, expenses were \$742.67 under budget and net income was over the projected budget by \$3,447.47.
 - The First Internet Bank account is at \$23,324.67 and the Coastal States Bank is at \$29,993.59 for a total of \$53,318.26. Operating Funds are \$33,697.05 and the reserve Fund is \$19,621.21 for a total of \$53,318.26.
- **Status of Assessment Collection:** 88 payments were received in March. When a payment is received Cindy goes into the security system to activate their fobs for the following year starting April 1, 2022. There are 26 properties that need to pay their 2022 assessments. There are 3 properties still outstanding from 2021. Cindy reported that the attorney has the information on these 3, and he has the lien process underway.
- **Pool & Tennis/Pickleball Courts:**
 - **Landscape:** Jim reported that Nothing new at this point. Ron reviewed the trimming of the trees and said that they would have to be taken down because too much of the tree would be removed and they would die.
 - **Irrigation/water System:** Nothing new to report. Jim believes that it is set for 2 times per week.
 - **Security System/fob/camera:** Cindy reported that 3 fobs were requested.
 - **Pickleball/Tennis Committee update:** Ron reported that he has not met with the Committee yet. He will send out an email to the Committee members to discuss a time and place to meet.
 - **Gate Closure:** Jay has tried to contact the GRAYBAR Fence Company to see when the gate closure would be installed. He did not receive a response from Graybar. He provided a new alternative to purchase a gate closure along with mounting kit and have the members install the unit. Jay passed out information on the unit. It is approximately \$639.00. Not sure on shipping. Ron motioned to accept Jay ordering the unit. Suzanne 2nd the motion and all agreed.

Other Business:

a.) Pool Building Issues:

Pool Building Painting Quotes: Ron and Jim completed a walk through with Matt from ColorWorks on Thursday the 7th. Everything looked good. The invoice was sent to Cindy to process the payment.

Cleaning of the walkway to the Tennis/pickleball: Ron provided a spreadsheet which outlined the 4 quotes that he received. He met with all of them on site and discussed what he was expecting from the contractor. He said that he was comfortable with Sunco and Trident. The Board members requested that Ron obtain references from these 2 contractors. The Board agreed to do an email vote once the reference checks were obtained.

Cleaning of the pool deck: Included in the above. The spreadsheet pricing was broken down by Pool Deck, Walkway and Tennis/Pickleball courts.

Caulking of the cracks in the pool deck: This was tabled and just to watch the deck and see if they get any worse. The cracks would be repaired when the deck surface is re-done.

Lockbox replacement on the pump room door: Cindy reported that Les completed the replacement of the door handle/lock with a unit like the one on the Women's/Men's room. Les set the code that the lock box used so no confusion takes place with the pool company or SCDHEC. Les will check to see if they can be keyed the same in order to have only 1 key for emergency access.

New Chlorinator: Jim instructed Rich from Jenny's Pool Plus to order and install a new Chlorinator since the old one was wasting chlorine when it was discharging. The Board requested Jenny's Pool Plus to install the unit inside the pump room if allowed by code. Cindy would be discussing with Rich. Jim made a motion to have Jenny's Pool Plus order and install a new unit, Jay 2nd the motion and all agreed.

Garbage Can replacement in Tennis/Pickleball court: Jim made a motion to replace the existing garbage can with a unit that he sent to Cindy. Approximately \$60.00. It is a unit that can hold a garbage bag inside and keep rain out. It could be chained or cabled to the fence. Suzanne 2nd the motion and all were in favor. Cindy will order the unit.

Purchase a Replacement broom for the cleaner: Jim purchased it and it is in the storage room.

Replacement of toilet tissue for bathrooms: Cindy has ordered the toilet tissue.

b.) Signage: Ron will review and make suggestions to the Board. It was suggested that a sign clearly says, "Play at your own risk" and another that states that the "facility is under 24-hour camera surveillance".

c.) Request by a CPPA member for a grill at site: A discussion took place about the liability issues associated with having a charcoal grill on site and it was felt that it would not be in the best interest of the Association to have one at the pool/tennis complex.

d.) 2020/2021 Audit process/Status: Cindy is taking care of getting the financials together and should be sending off about the middle of May to the individuals who completed our audits previously. They are Tom Stepki and Jim Jumpster. They are volunteers from Crooked Pond.

e.) **Tree trimming:** Ron and Jim were at the site and reviewed the trees. The trees that would be trimmed would die due to the amount that had to be taken off the trees.

2022 Board Meeting schedule: This schedule has been forwarded to all Board members. Nothing has changed going forward. Jim said that he will not be able to attend the May 15th Board meeting since he will be out of town. Ron can request/assign someone to take notes.

Meeting Adjourned: Jim made the motion to end the meeting and Jay 2nd it. All were in favor. The meeting was adjourned at 5:09pm.

Next Meeting:

- Our next regular Board meeting is Sunday, 5/15/22 @ 4pm at the Spring Lake Pavilion.

Respectively submitted,

James B. Slavetskias

Secretary, CPPA

Pending Board Approval